

177.0

0009

0004.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,269,200 / 1,269,200

APPRAISED:

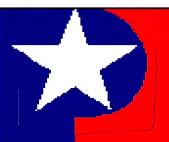
1,269,200 / 1,269,200

USE VALUE:

1,269,200 / 1,269,200

ASSESSED:

1,269,200 / 1,269,200


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
31		AVOLA ST, ARLINGTON

Legal Description						User Acct
						120149
						GIS Ref
						GIS Ref
						Insp Date
						09/08/18

OWNERSHIP

Unit #:

Owner 1: NERCESSIAN SHAHAN C	
Owner 2: TAHMASSIAN ANI	
Owner 3:	
Street 1: 31 AVOLA ST	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry	Own Occ: Y
	Postal: 02476		Type:

PREVIOUS OWNER

Owner 1: GATELY GEORGE W JR ETAL/ TRS -
Owner 2: G & H REALTY TRUST -
Street 1: 25 POND BROOK CIRCLE
Twn/City: WESTON
St/Prov: MA
Postal: 02493

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1956, having primarily Clapboard Exterior and 2960 Square Feet, with 1 Unit, 4 Baths, 2 1/2 Baths, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	6									441,000						441,000	

Total AC/HA: 0.16070

Total SF/SM: 7000

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total:

441,000

Spl Credit

Total: 441,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

